



11,520 SF ON 2.99 ACRES

FOR SALE

CAMROSE COUNTY INDUSTRIAL SHOP

Freestanding Service Facility

46358 Hwy 56, Lot 116,
Legacy Industrial Park

Max McPeak

Associate

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Nick Mytopher

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Will Harvie

Associate Partner

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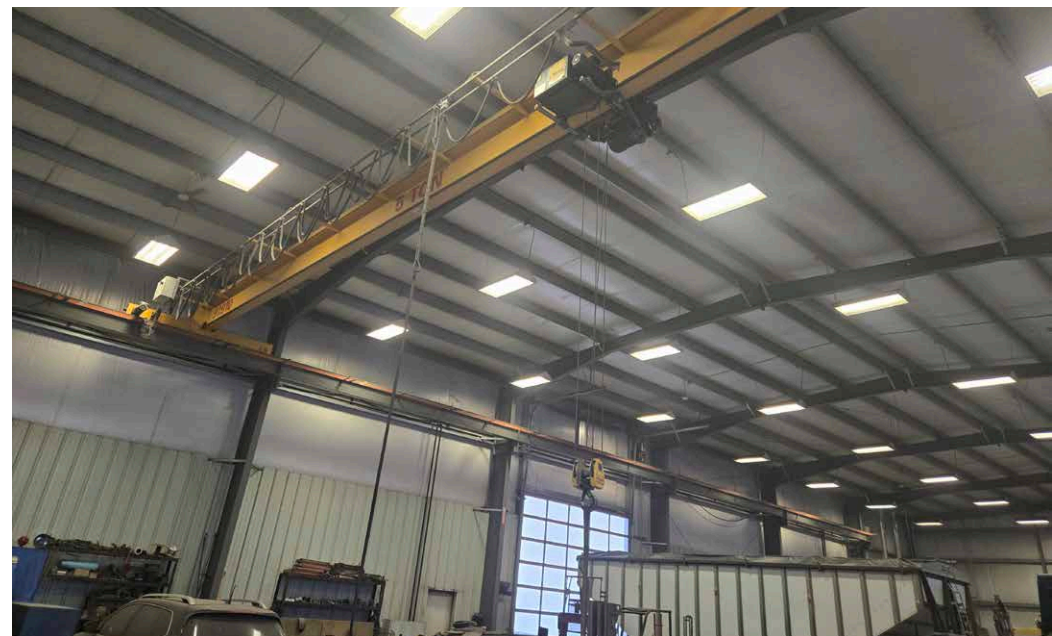
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PROPERTY HIGHLIGHTS

- Conveniently located along Highway 13 minutes away from Camrose.
- Clear span warehouse.
- Grade loading.
- 5 ton crane.
- 60' x 192' Building footprint.
- 6" slab.
- 1 built out washroom (second roughed in).





PROPERTY DETAILS

Municipal Address:

46358 Hwy 56, Lot 116,
Legacy Industrial Park

Legal Description:

Plan 0921498, Block 1, lot B

Year Built:

2012

Market:

Camrose County

Site Size:

2.99 Acres

Size Coverage Ratio:

9%

Leasable Area:

11,520 SF

Power:

600 Amp (TBC)

Loading Doors:

(4) 16' x 16' Grade, (1) 16' x 20' Grade

Lighting:

Fluorescent

Heating:

In floor, radiant

Crane:

5 ton

Clear Height:

20' under hook clear height

Sale Price:

\$2,900,000.00

Taxes:

\$15,447.74

Availability:

Immediately



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